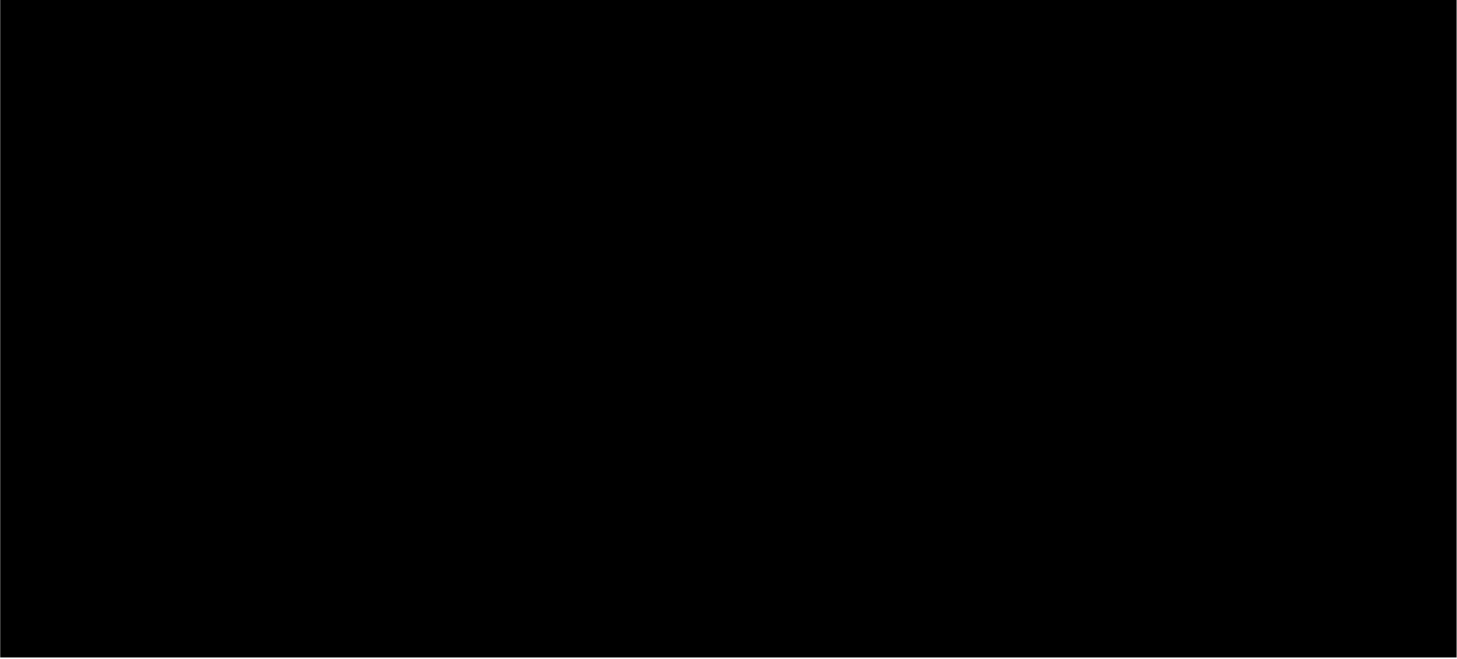




From: Rebecca Redford [REDACTED]
Sent: 23 May 2019 18:36
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on Y/42/19/DOC

Thanks for this Simon,

I am a little surprised at the level of details required below. I appreciate I wasn't involved with the original application, indeed the owners have changed as well, so am not aware of the discussions relating to this at application stage.

The site is within flood zone 1 and from the EA website does not appear to have any issues with any form of flooding including surface water. It was used as a scrap yard and so had a hard compacted earth and areas of hard standing as a surface. The scheme approved will increase the amount of grass on the site, natural drainage, and the run off from the houses and hard standing would be dealt with by soak aways built in accordance with Building Regulations – by their very nature they do not require maintenance to the extent a manual is required and are commonly used to great affect in domestic situations.

Can I therefore ask why such details are required – is there an issue in the area that we are not aware of or was this a Council wide requirement for all developments at the time of approval, irrelevant of the flood risk of the site.

If there is a potential that the winter tests are not required this would of course be advantageous to the applicant in terms of potential delays and costs of the development.

Have a good evening,

Rebecca

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Wednesday, 22 May 2019 16:40
To: Rebecca Redford [REDACTED]
Subject: FW: Planning Consultation on Y/42/19/DOC

Dear Rebecca,

Please see below Drainage response. Please can you provide your response to me in respect of these points.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 22 May 2019 13:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on Y/42/19/DOC

Engineers Comments Regarding Conditions 3 and 4:

- Winter groundwater monitoring results must be provided.
- Winter infiltration testing (in accordance with BRE365) results must be provided.
- Calculations must be provided demonstrating there is adequate capacity to contain water on site for the 1 in 100 year plus climate change event.
- Construction detail drawings must be provided.
- A maintenance manual must be provided, similar to that set out in the suds manual.

I would recommend that the applicant refers to and completes our drainage checklist (<https://www.arun.gov.uk/drainagechecklist>) before resubmitting an application to discharge these conditions. The applicant should also refer to our supplementary guidance documents, located here <https://www.arun.gov.uk/surfacewater>.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



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